



MONK  
&  
PARTNERS

***PERIOD OFFICE PREMISES***

**5 & 6 THE CRESCENT  
PLYMOUTH, PL1 3AB**



**187 – 1,519 sq ft (17.37 – 141.21 sq m) approx.**

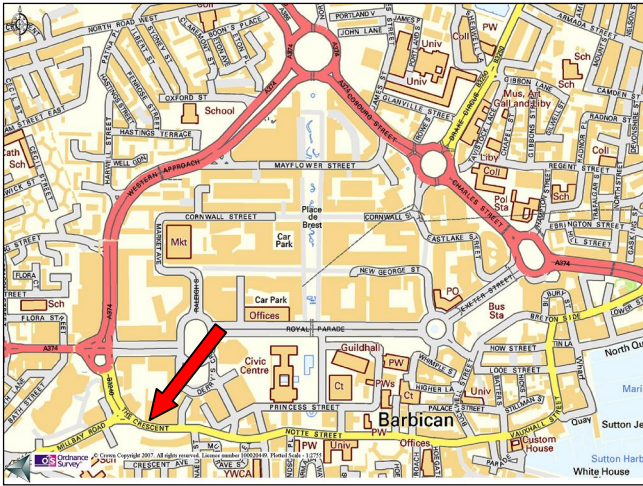
- ◆ Competitive Rentals
- ◆ Short term lets, from 6 months
- ◆ Single or multi room lets available

**TO LET**

A0195

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

THE PARTICULARS CONTENTS HEREIN ARE FOR GUIDANCE ONLY AND THEIR ACCURACY IS NOT GUARANTEED NEITHER DO THEY FORM PART OF ANY CONTRACT



**SITUATION:**

The Crescent is situated within a long established prime office location of Plymouth, fronting Notte Street, a short walking distance from the city centre shopping district, The Hoe and the conference facilities of the Pavilions.

The Crescent currently accommodates a number of Solicitors practices, Financial Advisers, Stockbrokers, Chartered Surveyors, etc. Other prominent occupiers nearby include Foot Anstey Solicitors, PricewaterhouseCoopers and Direct Wines.

**DESCRIPTION:**

Nos 5 & 6 The Crescent are situated mid-terrace within an impressive five-storey crescent of period Grade II Listed office buildings.

The buildings concerned provide attractive offices with male & female toilets and a kitchenette to each floor, and CAT 2 lighting. The office space within the building is offered in a variety of sizes.

**ACCOMMODATION:**

(All areas are approximate)

	sq m	sq ft
Room 7	19.27	207
Room 8	24.65	265
Room 10	21.45	231
Room 13	20.11	216
Room 14	18.67	201
Room 21	17.37	187
Room 24	19.69	212
<b>TOTAL</b>	<b>141.21</b>	<b>1,519</b>

**RENT**

Upon application.

**SERVICE CHARGE**

A service charge is be payable in addition to the rent, currently at £3.00 per sq ft.

**CAR PARKING:**

Car parking is by way of separate licence, subject to availability.

**RATES:**

The ingoing tenant will be responsible for uniform business rates. For more information on the business rates payable for individual rooms, contact the charging authority, Plymouth City Council (NNDR Department).

**SERVICES:**

Mains water, electricity and drainage are connected to the property. Tenants are billed on a pro-rata basis for electricity.

**TERMS:**

The premises are available to let on the equivalent of full repairing and insuring terms (via the service charge), on a flexible length lease, from 6 months. Further information is available on terms upon application.

**LEGAL COSTS:**

Ingoing Tenants are to be responsible for all the Landlord's reasonable legal costs incurred in the preparation of the leases.

**VAT:**

All figures within these terms are exclusive of VAT where chargeable.

**VIEWING AND FURTHER INFORMATION:**

Strictly by prior appointment through Sole Agents,

Monk & Partners  
 4 The Crescent  
 Plymouth  
 PL1 3AB  
 Tel: 01752 25522  
 Fax: 01752 251100  
 E-mail: johns@monkandpartners.co.uk

John Slade BSc MRICS

**SUBJECT TO CONTRACT**

Monk and Partners supports the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)